

**TOWN OF BOWDOIN
PLANNING BOARD MINUTES
SEPTEMBER 13, 2016**

Record of Minutes and dates Minutes were approved.

11/24/15 Approved 1/26/16	04/12/16 Approved 4/26/16
12/08/15 Approved 1/26/16	04/26/16 Approved 05/24/16
12/22/15 Approved 1/26/16	05/10/16 Approved 05/24/16
01/12/16 Approved 1/26/16	05/24/16 Approved 06/28/16
01/26/16 Approved 2/09/16	06/14/16 No Quorum
02/09/16 Approved 3/08/16	06/28/16 Approved 07/12/16
02/23/16 No Quorum	07/12/16 Approved 07/26/16
03/08/16 Approved 3/22/16	07/26/16 Approved 08/23/16
03/22/16 Approved 4/12/16	08/09/16 Approved 08/23/16

Members: Michaeline Mulvey, Chair M. Helen Watts _____ Lauren Leclerc LL
Karen Marston KM Brad Totten _____

The meeting was called to order at 7:07 PM. All members were present. Members of the public attending were Erica James, Eric D. James, Pastor of the Church of the Living Word. The meeting was not audio taped.

Map 6, Lot 68-01, Church of the Living Word, Pastor Eric D. James

Pastor James presented a photo and site plan for a vestibule with lighting to be constructed on the parking lot side as a covered entrance. He asked if this would require a site plan review.

Board members reviewed the documents and the requirements of the Site Plan Review Ordinance.

Watts made a motion seconded by Totten that the project would not add people or hard surface; would not change use or functionality; and therefore could be submitted to Codes Enforcement without requiring a site plan review.

Discussion centered on whether or not this 10X15 foot enclosed space with a 5X15 foot canopy constitutes a 'substantial development or major change' as stated in the ordinance.

The motion to submit the project to Codes Enforcement without requiring a site plan review passed with a vote of 3 accepting, 1 abstention and 1 opposed.

Members provided the following findings of fact:

1. The project adds a vestibule and awning within the existing parking area using approximately two parking spaces.
2. No additional hardened/impervious area is proposed.
3. The proposed vestibule does not create additional space for capacity.
4. The 10X15 foot vestibule and 5X15 foot canopy is not a substantial change in use to the existing 71X55 foot church building. The proposed 6% increase to the interior space is not a major change.

The Board advised Pastor James to pursue a building permit with CEO Ryan Leighton.

The Board received copies of the revised Road Design Ordinance. They reviewed minutes of the Selectmen's meetings then reviewed Planning Board minutes for August 23rd and requested changes. They also reviewed a draft of Establishment of Municipal Planning Board ordinance and requested revisions.

With no further business, Mulvey adjourned the meeting at 8:23 pm.

Respectfully submitted by,

Marie Murray, Secretary

cc: Selectmen, Code Enforcement Officer, Webmaster, Planning Board Files